

## Average Effective Rent (Units)

	Fairfield County	New Haven	Hartford	Norwich-New London
2006	\$2,088	\$1,295	\$1,059	-
2007	\$2,117	\$1,299	\$1,042	-
2008	\$1,990	\$1,245	\$1,059	\$930
2009	\$1,901	\$1,244	\$1,030	\$908
2010	\$1,967	\$1,238	\$1,055	\$966
2011	\$2,028	\$1,286	\$1,109	\$980
2012	\$2,110	\$1,343	\$1,098	\$991
2013	\$2,225	\$1,339	\$1,121	\$991
2014	\$2,178	\$1,416	\$1,185	\$1,064
2015	\$2,243	\$1,418	\$1,210	\$1,080
2016	\$2,273	\$1,383	\$1,222	\$1,075
2017	\$2,289	\$1,438	\$1,270	\$1,131
2018	\$2,360	\$1,485	\$1,320	\$1,174
2019	\$2,405	\$1,475	\$1,372	\$1,207
2020	\$2,368	\$1,503	\$1,419	\$1,259
2021	\$2,605	\$1,727	\$1,536	\$1,411
2022	\$2,828	\$1,924	\$1,692	\$1,595

Sources: Marcus & Millichap Research Services, RealPage, Inc.

## Y-O-Y Percent Growth All Age Average

	Fairfield County	New Haven	Hartford	Norwich-New London
2006	-	-	6.3%	-
2007	1.4%	0.3%	-1.6%	-
2008	-6.0%	-4.2%	1.6%	-
2009	-4.5%	-0.1%	-2.7%	-2.4%
2010	3.5%	-0.5%	2.4%	6.4%
2011	3.1%	3.9%	5.1%	1.4%
2012	4.0%	4.4%	-1.0%	1.1%
2013	5.5%	-0.3%	2.1%	0.0%
2014	-2.1%	5.8%	5.7%	7.4%
2015	3.0%	0.1%	2.1%	1.5%
2016	1.3%	-2.5%	1.0%	-0.5%
2017	0.7%	4.0%	3.9%	5.2%
2018	3.1%	3.3%	3.9%	3.8%
2019	1.9%	-0.7%	3.9%	2.8%
2020	-1.5%	1.9%	3.4%	4.3%
2021	10.0%	14.9%	8.2%	12.1%
2022	8.6%	11.4%	10.2%	13.0%
<b>Multi Year Average</b>	<b>2.0%</b>	<b>2.6%</b>	<b>3.2%</b>	<b>4.0%</b>

Sources: Marcus & Millichap Research Services, RealPage, Inc.

Average Effective Rent (Units)

	Fairfield County	New Haven	Hartford	Norwich-New London
2006	\$1,608	\$1,257	\$969	-
2007	\$1,681	\$1,252	\$966	-
2008	\$1,588	\$1,198	\$1,001	\$919
2009	\$1,509	\$1,195	\$968	\$863
2010	\$1,688	\$1,183	\$989	\$848
2011	\$2,031	\$1,188	\$1,028	\$904
2012	\$2,027	\$1,233	\$1,024	\$906
2013	\$2,168	\$1,251	\$1,031	\$894
2014	\$1,967	\$1,289	\$1,081	\$937
2015	\$2,002	\$1,295	\$1,102	\$962
2016	\$1,925	\$1,249	\$1,086	\$982
2017	\$2,165	\$1,284	\$1,117	\$984
2018	\$2,133	\$1,339	\$1,137	\$1,001
2019	\$2,194	\$1,329	\$1,144	\$1,027
2020	\$2,186	\$1,343	\$1,207	\$1,100
2021	\$2,428	\$1,519	\$1,311	\$1,237
2022	\$2,698	\$1,616	\$1,405	\$1,448

Properties constructed in the 1960s and 1970s  
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Y-O-Y Percent Growth: Properties Built 1960 to 1979

	Fairfield County	New Haven	Hartford	Norwich-New London
2006	-	-	4.4%	-
2007	4.5%	-0.4%	-0.3%	-
2008	-5.5%	-4.3%	3.6%	-
2009	-5.0%	-0.3%	-3.3%	-6.0%
2010	11.9%	-1.0%	2.1%	-1.8%
2011	20.3%	0.4%	3.9%	6.7%
2012	-0.2%	3.8%	-0.3%	0.2%
2013	7.0%	1.5%	0.6%	-1.4%
2014	-9.3%	3.1%	4.9%	4.9%
2015	1.8%	0.5%	1.9%	2.7%
2016	-3.8%	-3.6%	-1.4%	2.1%
2017	12.5%	2.8%	2.8%	0.2%
2018	-1.5%	4.3%	1.8%	1.7%
2019	2.9%	-0.8%	0.6%	2.6%
2020	-0.4%	1.1%	5.6%	7.1%
2021	11.1%	13.1%	8.6%	12.5%
2022	11.1%	6.4%	7.2%	17.1%

Multi Year Average	3.6%	1.7%	2.5%	3.5%
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Properties constructed in the 1960s and 1970s  
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Average Effective Rent (Units)

	Fairfield County	New Haven	Hartford	Norwich-New London
2006	\$2,123	\$1,157	\$1,091	-
2007	\$2,162	\$1,199	\$1,047	-
2008	\$2,072	\$1,083	\$1,072	\$1,020
2009	\$1,922	\$1,072	\$1,059	\$1,057
2010	\$2,008	\$1,218	\$1,105	\$1,030
2011	\$1,730	\$1,247	\$1,133	\$976
2012	\$1,715	\$1,230	\$1,117	\$1,080
2013	\$1,815	\$1,238	\$1,109	\$1,130
2014	\$2,144	\$1,322	\$1,167	\$1,240
2015	\$2,190	\$1,343	\$1,171	\$1,252
2016	\$2,361	\$1,314	\$1,205	\$1,130
2017	\$2,332	\$1,296	\$1,222	\$1,147
2018	\$2,361	\$1,365	\$1,263	\$1,174
2019	\$2,488	\$1,351	\$1,286	\$1,219
2020	\$2,418	\$1,425	\$1,355	\$1,184
2021	\$2,529	\$1,588	\$1,487	\$1,331
2022	\$2,724	\$1,711	\$1,700	\$1,449

Properties constructed in the 1980s and 1990s  
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Y-O-Y Percent Growth: Properties built 1980 to 1999

	Fairfield County	New Haven	Hartford	Norwich-New London
2006	-	-	2.6%	-
2007	1.8%	3.6%	-4.0%	-
2008	-4.2%	-9.7%	2.4%	-
2009	-7.2%	-1.0%	-1.3%	3.6%
2010	4.4%	13.6%	4.3%	-2.6%
2011	-13.8%	2.4%	2.5%	-5.2%
2012	-0.9%	-1.4%	-1.4%	10.7%
2013	5.9%	0.7%	-0.8%	4.6%
2014	18.1%	6.7%	5.3%	9.7%
2015	2.2%	1.6%	0.3%	1.0%
2016	7.8%	-2.2%	2.9%	-9.8%
2017	-1.2%	-1.4%	1.5%	1.5%
2018	1.2%	5.4%	3.3%	2.3%
2019	5.4%	-1.0%	1.8%	3.8%
2020	-2.8%	5.5%	5.4%	-2.8%
2021	4.6%	11.4%	9.7%	12.4%
2022	7.7%	7.7%	14.3%	8.9%

Multi Year Average	1.8%	2.6%	2.9%	2.7%
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Properties constructed in the 1980s and 1990s  
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Average Effective Rent (Units)

	Fairfield County	New Haven	Hartford	Norwich-New London
2006	\$2,252	\$1,683	\$1,359	-
2007	\$2,255	\$1,599	\$1,384	-
2008	\$2,207	\$1,655	\$1,384	-
2009	\$2,115	\$1,438	\$1,364	-
2010	\$2,156	\$1,460	\$1,358	\$1,495
2011	\$2,027	\$1,511	\$1,486	\$1,453
2012	\$2,233	\$1,779	\$1,449	\$1,379
2013	\$2,322	\$1,791	\$1,762	\$1,347
2014	\$2,280	\$1,890	\$1,810	\$1,329
2015	\$2,324	\$1,881	\$1,808	\$1,400
2016	\$2,336	\$1,696	\$1,656	\$1,360
2017	\$2,289	\$1,839	\$1,661	\$1,473
2018	\$2,356	\$1,830	\$1,736	\$1,476
2019	\$2,401	\$1,782	\$1,779	\$1,508
2020	\$2,385	\$1,789	\$1,781	\$1,607
2021	\$2,613	\$2,013	\$1,947	\$1,801
2022	\$2,729	\$2,159	\$2,081	\$2,149

Properties constructed in the 2000s, 2010s, and 2020s  
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Y-O-Y Percent Growth: Properties built 2000 to current

	Fairfield County	New Haven	Hartford	Norwich-New London
2006	-	-	9.2%	-
2007	0.1%	-5.0%	1.8%	-
2008	-2.1%	3.5%	0.0%	-
2009	-4.2%	-13.1%	-1.4%	-
2010	1.9%	1.5%	-0.4%	-
2011	-6.0%	3.5%	9.4%	-2.8%
2012	10.2%	17.7%	-2.5%	-5.1%
2013	4.0%	0.7%	21.6%	-2.3%
2014	-1.8%	5.5%	2.7%	-1.3%
2015	1.9%	-0.5%	-0.1%	5.3%
2016	0.5%	-9.8%	-8.4%	-2.9%
2017	-2.0%	8.4%	0.3%	8.3%
2018	2.9%	-0.5%	4.5%	0.2%
2019	1.9%	-2.6%	2.4%	2.1%
2020	-0.7%	0.4%	0.1%	6.6%
2021	9.6%	12.5%	9.4%	12.1%
2022	4.4%	7.3%	6.9%	19.3%
Multi Year average:	1.3%	1.8%	3.3%	3.3%

Properties constructed in the 2000s, 2010s, and 2020s  
Sources: Marcus & Millichap Research Services, RealPage, Inc.